

A Grade II Listed four/five bedroom principal village house with income producing retail investment in the centre of the highly regarded village of Laxfield.



Guide Price

£750,000

Freehold

Ref: P7861/J

Address

West End House
& Post Office Stores
Laxfield
Suffolk
IP13 8DH



West End House - Entrance porch, 20' sitting room, dining room, kitchen, study area and cloakroom. Landing/reading room, principal bedroom with en-suite bath/shower room, four further bedrooms and shower room. Double garage with concrete driveway. Range of secure brick built outbuildings. Gardens to the front and rear including a large, west facing paved courtyard area.

The Retail Investment - Currently occupied by the Co-op and with a passing rent of £22,500 PAX. The retail area, including the Post Office, extends to over 2,000 sq. ft (197 sqm). Range of brick outbuildings providing secure storage, a bakery area and chiller room. Enclosed, partly covered courtyard. First floor accommodation, which was originally residential accommodation, comprising storeroom, staffroom and bathroom.

Contact Us



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Location

The property will be found in the very centre of Laxfield, with West End House adjacent to the church and the retail premises fronting onto the High Street. This picturesque village offers a well-regarded primary school, an excellent Co-op village store/post office (part of the subject property), the impressive All Saints Church, together with a Baptist Chapel, a hardware store/garage and two public houses, the Royal Oak and the Kings Head, known locally as 'The Low House'. The historic town of Framlingham lies about 7 miles to the south where there is further schooling in both the state and private sectors, as well as a good range of shops and restaurants. Halesworth, also with an excellent selection of local facilities, is 7 miles to the east. The Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is approximately 15 miles to the east. Diss, with mainline Inter City rail services to London's Liverpool Street Station and Norwich, lies about 14 miles to the west. The County towns of Ipswich and Norwich are about 25 miles to the south and north respectively.

Description

Purchased as an investment by the current vendors nearly 20 years ago, this is a rare opportunity to acquire a principal, Grade II Listed four/five bedroom village house, that is immediately adjacent to the village's impressive church, together with income producing retail investment that is occupied by a national covenant.

West End House comprises the residential element of the property. This impressive, Grade II Listed house, that is located within the Conservation Area of the village, offers nearly 2,000 sq. ft (180 sqm) of accommodation across two floors. On the ground floor the entrance porch opens into a spacious, 20' sitting room with large inglenook fireplace and windows offering direct views of All Saints Church. Beside the fireplace is a study area with a staircase on the opposite side of the chimney breast rising to the first floor accommodation. The remaining ground floor accommodation comprises a dining room, cloakroom and a generous, well fitted kitchen.

On the first floor there is a capacious landing area, which could be used as an informal sitting room, reading room or study with high level Velux window providing a good degree of light. In addition, there is a principal bedroom with en-suite bath/shower room, two further double bedrooms, two single bedrooms and a separate shower room. Three of the bedrooms are on the front elevation of the property overlooking the High Street and located above the retail premises.

Outside there are gardens to the front and rear, together with a sizeable paved courtyard area. This faces almost due west and enjoys the sun during the latter part of the day and into the evening.

West End House also benefits from a very good range of outbuildings; there is the double garage with concrete driveway, and two brick built secure stores - one of which is used as a utility/laundry room.

Post Office Stores has been occupied by the Co-op for over 20 years and the current passing rent is £22,500 per annum. The building offers a good amount of ground floor retail accommodation, including a Post Office counter and office. In addition, there is first floor storage accommodation, a staff room and bathroom facility. The first floor accommodation, which has its own independent access, previously provided manager's accommodation to the retail premises/Post Office below.

In all, the accommodation extends to over 2,000 sq. ft (197 sqm).

Outside there is an enclosed, partly covered courtyard, that is used for the transfer of stock and deliveries, together with secure, brick-built outbuildings that provide storage, baking and chiller facilities.



Occupational Tenancies

West End House is currently occupied by way of an Assured Shorthold Tenancy dating from 1st December 2009. The current passing rent is £10,800 per annum (£900 per calendar month). It is the vendors' intention to serve the requisite notice on the tenants requiring vacant possession in due course, although the existing tenants may wish to stay on if a prospective purchaser is happy to retain the status quo.

The Post Office Stores is occupied by way of a lease dated 15th March 2024 with the tenant being the Co-operative Group Food Limited (Registered Society number: 26715R) and whose registered office is at 1 Angel Square, Manchester. The lease is for a contractual term beginning on and including 11th October 2019 and ending on, and including 10th October 2029. The lease is drawn on an internal repairing basis to include all windows and doors and the shop front. The tenant is also obliged to reimburse the landlord the insurance premium. The current passing rent is £22,500 per annum exclusive, payable on the usual quarterly dates. A Rent Review fell due on 11th October 2024, but this was not implemented. In 2023 the tenant commissioned extensive repair and redecoration works to the exterior of the premises. The lease falls within the scope of the security of tenure provisions of the Landlord and Tenant Act 1954 and therefore the tenant has the right to renew the lease, on commercial terms, in October 2029.



West End House



West End House

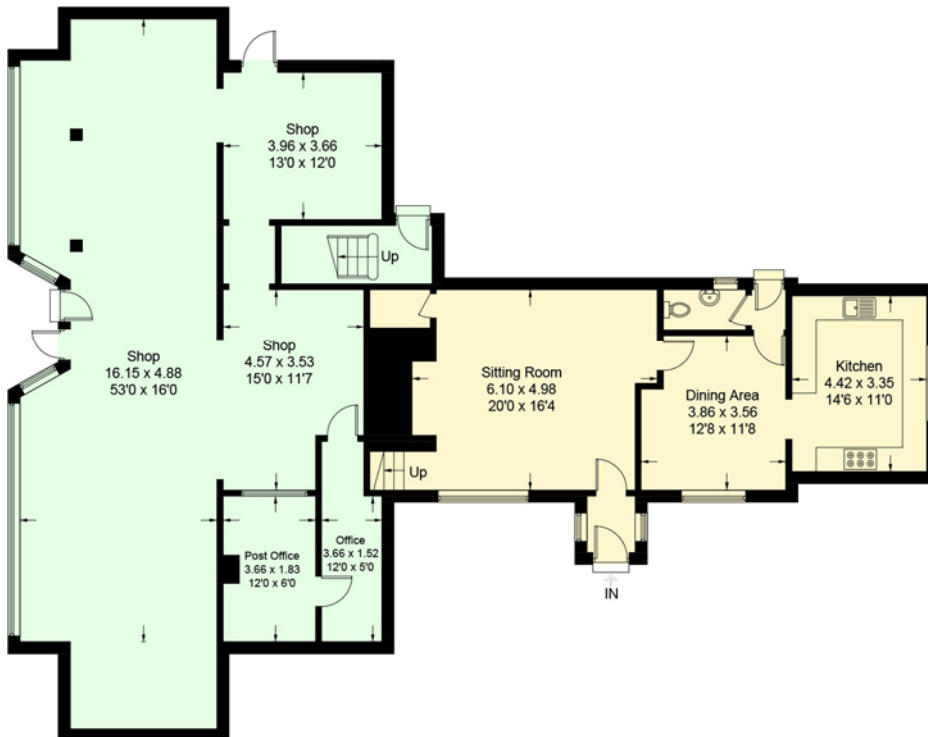
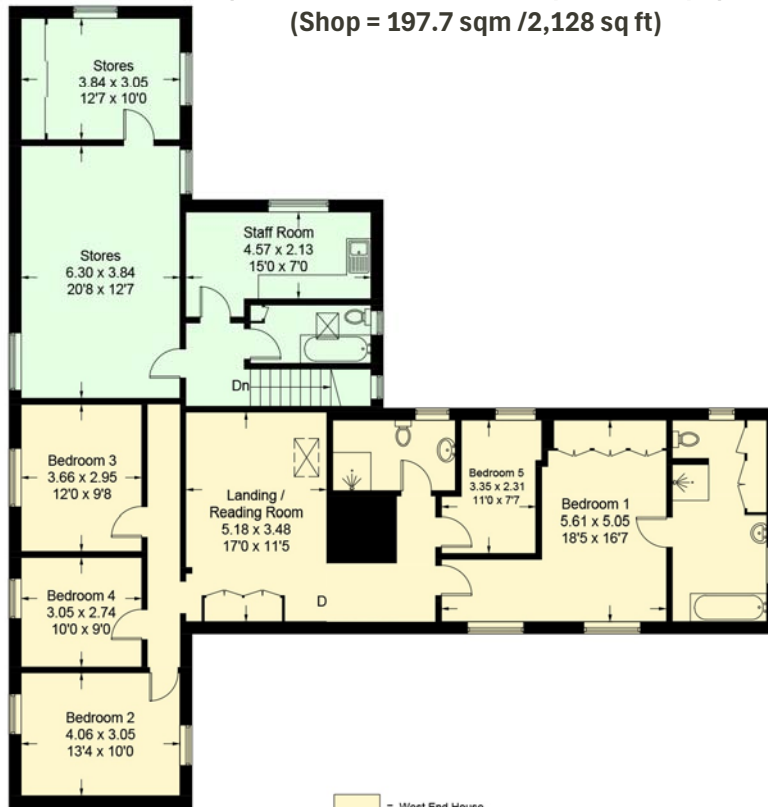


West End House & Shop, Laxfield

Approximate Gross Internal Area = 381.8 sq m / 4110 sq ft
(Including Shops / Flat)

(West End House = 181.5 sqm / 1954 sq ft)

(Shop = 197.7 sqm / 2,128 sq ft)



Site Plan - Indicative Only



Viewing Strictly by appointment with the agent.

Services Mains electricity (two separate supplies for the residential and commercial premises), mains water (a shared supply) and mains drainage. West End House has electric night storage heaters providing central heating and an immersion heater providing hot water. We understand Post Office Stores benefits from air conditioning that was installed by the tenant.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC West End House = F (with exemption certificate); Post Office Stores = B (45)

Council Tax - West End House - Band E; £2,849.92 payable per annum 2026/2027

Rateable Value - Post Office Stores - £15,250 from 1st April 2026.

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

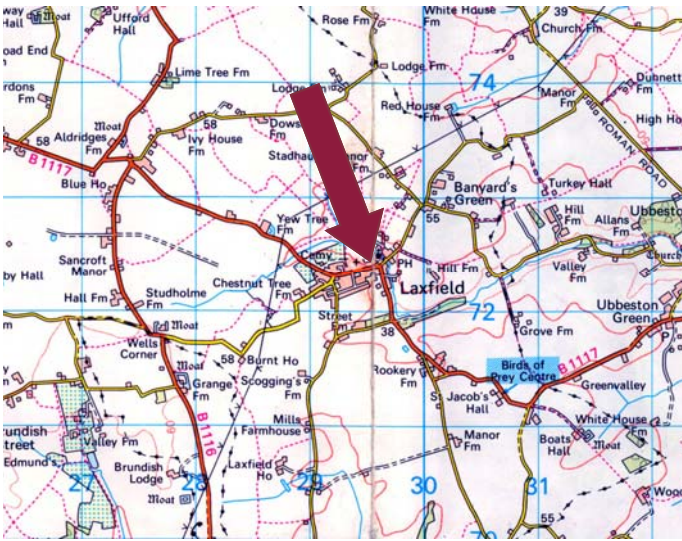
3. There is one water supply serving the building. The landlord takes a reading and then splits the cost of the water consumed and any sewerage rates between the residential and commercial tenant 50/50.

April 2026

Directions

From Framlingham take the B1116 Dennington road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield. After about 3.5 miles, take the turning to the right where it is signposted to Laxfield. Continue into the village passing the school on your left. At the T-junction with the war memorial turn right onto the main street. Proceed through the village and the premises will be found on the left hand side, just before the church.

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